



State of Connecticut  
Department of Economic and  
Community Development

Office of Strategy and Policy

All Municipalities

## Notice 11-01

Distribution Date: February 1, 2011

Effective: Immediately

### SUBJECT: AFFORDABLE HOUSING LAND USE APPEALS LIST

Under Chapter 126a of the Connecticut General Statutes (CGS), the department is required to annually promulgate a list of municipalities which satisfy the criteria contained in this subsection 8-30g (k). Attached is the 2010 Affordable Housing Land Use Appeals List that identifies exempt municipalities.

Exempt municipalities are municipalities in which at least ten per cent of all dwelling units in the municipality are: (1) assisted housing; or (2) currently financed by Connecticut Housing Finance Authority mortgages; or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income, or (4) mobile manufactured homes located in mobile manufactured home parks or legally-approved accessory apartments, which homes or apartments are subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income.

Changes in the number of units counted toward the ten per cent threshold are caused by several factors: (1) the relocation of households using Section 8 or RAP certificates; (2) the expiration of deed restrictions or refinancing of mortgages; (3) the demolition of buildings; or (4) the addition of units completed or under construction during the 2009-10 program year.

The data for the list comes from a variety of different sources on the federal, state, and local level. Local administrative review of and input on the street addresses of units and projects and information on deed-restricted units are of particular importance to data accuracy. The response to the department for the list varies widely from community to community. If you have any questions or wish to discuss this information, please contact Jeri Fazzalaro, Planning Specialist at 860-270-8164.

Attachment



## 2010 Affordable Housing Appeals List

2010 Affordable Housing Appeals List - Exempt Municipalities							
	Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
1	Ansonia	7,937	1,040	109	9	1,158	14.59%
2	Bloomfield	8,195	698	299	0	997	12.17%
3	Bridgeport	54,367	9,013	943	8	9,964	18.33%
4	Bristol	26,125	2,508	1,034	0	3,542	13.56%
5	Brooklyn	2,708	244	65	0	309	11.41%
6	Danbury	28,519	2,526	297	223	3,046	10.68%
7	Derby	5,568	562	61	0	623	11.19%
8	East Hartford	21,273	2,245	907	0	3,152	14.82%
9	East Windsor	4,356	604	96	14	714	16.39%
10	Enfield	17,043	1,536	545	7	2,088	12.25%
11	Groton	16,817	3,312	338	10	3,660	21.76%
12	Hartford	50,644	17,428	1,431	0	18,859	37.24%
13	Killingly	6,909	658	248	0	906	13.11%
14	Manchester	24,256	2,603	916	38	3,557	14.66%
15	Mansfield	5,481	576	80	0	656	11.97%
16	Meriden	24,631	2,725	1,046	4	3,775	15.33%
17	Middletown	19,697	3,679	613	0	4,292	21.79%
18	New Britain	31,164	4,322	1,163	0	5,485	17.60%
19	New Haven	52,941	13,775	1,128	453	15,356	29.00%
20	New London	11,560	1,980	452	42	2,474	21.40%
21	Norwalk	33,753	3,114	236	553	3,903	11.56%
22	Norwich	16,600	2,634	517	0	3,151	18.98%
23	Plainfield	5,676	597	254	0	851	14.99%
24	Putnam	3,955	450	98	0	548	13.86%
25	Stamford	47,317	5,342	299	1,143	6,784	14.34%
26	Torrington	16,147	1,375	631	17	2,023	12.53%
27	Vernon	12,867	1,875	371	0	2,246	17.46%
28	Waterbury	46,827	7,590	2,369	378	10,337	22.07%
29	West Haven	22,336	2,280	425	0	2,705	12.11%
30	Winchester	4,922	560	120	0	680	13.82%
31	Windham	8,926	2,150	438	0	2,588	28.99%
<b>Total Exempt Municipalities</b>		<b>639,517</b>	<b>100,001</b>	<b>17,529</b>	<b>2,899</b>	<b>120,429</b>	

Source: DECD, OHDF

2010 Affordable Housing Appeals List - Non-Exempt Municipalities						
Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
Andover	1,198	25	21	0	46	3.84%
Ashford	1,699	34	35	0	69	4.06%
Avon	6,480	142	21	0	163	2.52%
Barkhamsted	1,436	3	12	0	15	1.04%
Beacon Falls	2,104	7	26	0	33	1.57%
Berlin	6,955	495	84	6	585	8.41%
Bethany	1,792	0	2	0	2	0.11%
Bethel	6,653	261	61	63	385	5.79%
Bethlehem	1,388	24	0	0	24	1.73%
Bolton	1,969	2	13	0	15	0.76%
Bozrah	917	4	14	0	18	1.96%
Branford	13,342	270	178	0	448	3.36%
Bridgewater	779	0	2	0	2	0.26%
Brookfield	5,781	41	39	27	107	1.85%
Burlington	2,901	30	23	0	53	1.83%
Canaan	610	0	9	1	10	1.64%
Canterbury	1,762	78	27	0	105	5.96%
Canton	3,616	230	52	32	314	8.68%
Chaplin	897	1	25	0	26	2.90%
Cheshire	9,588	240	77	17	334	3.48%
Chester	1,613	25	9	0	34	2.11%
Clinton	5,757	92	41	0	133	2.31%
Colchester	5,409	390	84	0	474	8.76%
Colebrook	656	0	6	0	6	0.91%
Columbia	1,988	28	39	0	67	3.37%
Cornwall	873	18	0	0	18	2.06%
Coventry	4,486	107	119	20	246	5.48%
Cromwell	5,365	217	213	0	430	8.01%
Darien	6,792	91	1	80	172	2.53%
Deep River	1,910	29	22	0	51	2.67%
Durham	2,349	34	11	0	45	1.92%
East Granby	1,903	73	33	0	106	5.57%
East Haddam	4,015	74	26	1	101	2.52%
East Hampton	4,412	75	71	25	171	3.88%
East Haven	11,698	544	298	0	842	7.20%
East Lyme	7,459	350	87	10	447	5.99%
Eastford	705	0	16	0	16	2.27%
Easton	2,511	0	0	11	11	0.44%
Ellington	5,417	271	74	0	345	6.37%
Essex	2,977	40	5	0	45	1.51%

2010 Affordable Housing Appeals List: Non-Exempt Municipalities						
Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
Fairfield	21,029	422	32	111	565	2.69%
Farmington	9,854	574	120	152	846	8.59%
Franklin	711	0	16	0	16	2.25%
Glastonbury	12,614	626	130	0	756	5.99%
Goshen	1,482	2	6	0	8	0.54%
Granby	3,887	89	34	5	128	3.29%
Greenwich	24,511	1,195	2	54	1,251	5.10%
Griswold	4,530	198	142	0	340	7.51%
Guilford	8,724	172	29	0	201	2.30%
Haddam	2,822	23	16	0	39	1.38%
Hamden	23,464	1,165	457	4	1,626	6.93%
Hampton	695	0	17	0	17	2.45%
Hartland	759	2	5	0	7	0.92%
Harwinton	2,022	24	21	0	45	2.23%
Hebron	3,110	62	28	0	90	2.89%
Kent	1,463	25	4	24	53	3.62%
Killingworth	2,283	0	5	5	10	0.44%
Lebanon	2,820	31	46	0	77	2.73%
Ledyard	5,486	39	161	4	204	3.72%
Lisbon	1,563	2	36	0	38	2.43%
Litchfield	3,629	144	11	29	184	5.07%
Lyme	989	0	0	7	7	0.71%
Madison	7,386	92	5	29	126	1.71%
Marlborough	2,057	24	13	0	37	1.80%
Middlebury	2,494	79	9	8	96	3.85%
Middlefield	1,740	30	11	0	41	2.36%
Milford	21,962	1,101	219	107	1,427	6.50%
Monroe	6,601	36	19	1	56	0.85%
Montville	6,805	111	183	0	294	4.32%
Morris	1,181	20	0	0	20	1.69%
Naugatuck	12,341	762	319	0	1,081	8.76%
New Canaan	7,141	146	3	31	180	2.52%
New Fairfield	5,148	0	23	13	36	0.70%
New Hartford	2,369	12	39	15	66	2.79%
New Milford	10,710	248	103	0	351	3.28%
Newington	12,264	478	392	36	906	7.39%
Newtown	8,601	138	18	15	171	1.99%
Norfolk	871	28	3	0	31	3.56%
North Branford	5,246	69	59	0	128	2.44%
North Canaan	1,444	101	7	0	108	7.48%

2010 Affordable Housing Appeals List: Non-Exempt Municipalities						
Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
North Haven	8,773	371	77	1	449	5.12%
North Stonington	2,052	2	16	0	18	0.88%
Old Lyme	4,570	60	4	3	67	1.47%
Old Saybrook	5,357	51	14	1	66	1.23%
Orange	4,870	50	9	0	59	1.21%
Oxford	3,420	38	10	0	48	1.40%
Plainville	7,707	244	317	53	614	7.97%
Plymouth	4,646	184	143	0	327	7.04%
Pomfret	1,503	35	12	0	47	3.13%
Portland	3,528	276	44	0	320	9.07%
Preston	1,901	43	32	0	75	3.95%
Prospect	3,094	5	23	0	28	0.90%
Redding	3,086	0	0	0	0	0.00%
Ridgefield	8,877	179	7	5	191	2.15%
Rocky Hill	7,962	254	188	0	442	5.55%
Roxbury	1,018	19	1	0	20	1.96%
Salem	1,655	1	23	0	24	1.45%
Salisbury	2,410	16	3	8	27	1.12%
Scotland	577	0	9	0	9	1.56%
Seymour	6,356	285	76	0	361	5.68%
Sharon	1,617	21	4	0	25	1.55%
Shelton	14,707	267	86	82	435	2.96%
Sherman	1,606	0	2	0	2	0.12%
Simsbury	8,739	251	65	0	316	3.62%
Somers	3,012	59	18	0	77	2.56%
South Windsor	9,071	474	249	0	723	7.97%
Southbury	7,799	91	13	0	104	1.33%
Southington	15,557	640	292	51	983	6.32%
Sprague	1,164	28	30	0	58	4.98%
Stafford	4,616	192	141	0	333	7.21%
Sterling	1,193	2	22	0	24	2.01%
Stonington	8,591	314	51	0	365	4.25%
Stratford	20,596	878	261	33	1,172	5.70%
Suffield	4,853	215	45	15	275	5.67%
Thomaston	3,014	94	88	0	182	6.04%
Thompson	3,710	160	49	0	209	5.63%
Tolland	4,665	99	71	3	173	3.71%
Trumbull	12,160	321	35	289	645	5.30%
Union	332	2	4	0	6	1.81%
Voluntown	1,091	21	24	0	45	4.12%

2010 Affordable Housing Appeals List: Non-Exempt Municipalities						
Town	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units	Percent
Wallingford	17,306	623	313	35	971	5.61%
Warren	650	1	2	0	3	0.46%
Washington	1,764	14	0	23	37	2.10%
Waterford	7,986	137	192	0	329	4.12%
Watertown	8,298	229	140	0	369	4.45%
West Hartford	25,332	1,254	319	277	1,851	7.31%
Westbrook	3,460	146	12	24	182	5.26%
Weston	3,532	1	0	0	1	0.03%
Westport	10,065	218	2	13	233	2.31%
Wethersfield	11,454	709	223	0	932	8.14%
Willington	2,429	165	32	0	197	8.11%
Wilton	6,113	89	6	70	165	2.70%
Windsor	10,900	354	383	0	737	6.76%
Windsor Locks	5,101	275	187	0	462	9.06%
Wolcott	5,544	315	130	0	445	8.03%
Woodbridge	3,189	36	5	0	41	1.29%
Woodbury	3,869	62	18	0	80	2.07%
Woodstock	3,044	28	38	0	66	2.17%
<b>Total Non-Exempt Municipalities</b>	<b>746,461</b>	<b>23,513</b>	<b>9,179</b>	<b>1,929</b>	<b>34,620</b>	

Source: DECD, OHDF

2010 Affordable Housing Appeals List: Summary					
Municipalities	2000 Census Housing Units	Governmentally Assisted Units	CHFA Mortgages	Deed Restricted Units	Total Assisted Units
Exempt	639,517	100,001	17,529	2,899	120,429
Non-Exempt	746,461	23,513	9,179	1,929	34,620
<b>Total</b>	<b>1,385,978</b>	<b>123,514</b>	<b>26,708</b>	<b>4,828</b>	<b>155,049</b>

Source: DECD, OHDF

